

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction: November 1, 2005  
Public Hearing: November 22, 2005

**CONTACT PERSON/PHONE:** Christina Valles, 541-4930

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance changing the zoning of Lots 11 & 12, Except the South 20 Feet, Block 2, Buena Vista Addition - Revised Plat, El Paso, El Paso County, Texas from C-2 (Commercial) to M-1 (Light Manufacturing). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Subject Property: 3494 Doniphan Drive. Applicant: Hipolito Zaldivar & Dario Rios. ZON05-00105 (District 8)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF LOTS 11 & 12, EXCEPT THE SOUTH 20 FEET, BLOCK 2, BUENA VISTA ADDITION - REVISED PLAT, EL PASO, EL PASO COUNTY, TEXAS FROM C-2 (COMMERCIAL) TO M-1 (LIGHT MANUFACTURING). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That the zoning of *Lots 11 & 12, Except the South 20 Feet, Block 2, Buena Vista Addition - Revised Plat, El Paso, El Paso County, Texas* be changed from C-2 (Commercial) to M-1 (Light Manufacturing), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

**PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2005.**

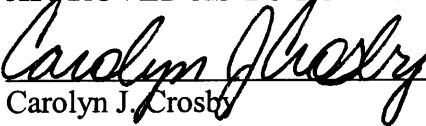
**THE CITY OF EL PASO**

\_\_\_\_\_  
John F. Cook  
Mayor


**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Carolyn J. Crosby  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Christina Valles, Planner II  
Development Services Department

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Development Services Department

JOHN COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

GEORGE G. SARMIENTO, AICP  
DEPUTY DIRECTOR



CITY COUNCIL  
ANN MORGAN LILLY, DISTRICT 1  
SUSANNAH M. BYRD, DISTRICT 2  
J. ALEXANDRO LOZANO, DISTRICT 3  
MELINA CASTRO, DISTRICT 4  
PRESI ORTEGA, JR., DISTRICT 5  
EDDIE HOLGUIN JR., DISTRICT 6  
STEVE ORTEGA, DISTRICT 7  
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

October 24, 2005

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Christina Valles, Planner II

**SUBJECT:** ZON05-00105

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The City Plan Commission (CPC), on October 20, 2005, voted **7-0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

The CPC found that this rezoning request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this application.

**Attachment:** Location Map, Site Plan.

## **STAFF REPORT**

**Rezoning Case:** ZON05-00105

**Property Owner(s):** Hipolito Zaldivar & Dario Rios

**Applicant(s):** Hipolito Zaldivar & Dario Rios

**Representative(s):** Salvador Nunez

**Legal Description:** Lots 11 & 12 Except South 20 Feet, Block 2, Buena Vista Addition - Revised Plat

**Location:** 3494 Doniphan

**Representative District:** # 8

**Area:** 0.298 Acres

**Present Zoning:** C-2 (Commercial)

**Present Use:** Warehouse

**Proposed Zoning:** M-1 (Light Manufacturing)

**Proposed Use:** Light Manufacturing/granite countertops

**Recognized Neighborhood Associations Contacted:** Coronado Neighborhood Association, Save the Valley, Upper Mesa Hills Neighborhood Association, Texas Apache Nations, Buena Vista Neighborhood Association

**Surrounding Land Uses:**

<b>North -</b>	M-2 (Manufacturing), R-4 (Residential) / Cotton Processing, Single-family
<b>South -</b>	R-4 (Residential) / River, Irrigation Service
<b>East -</b>	M-1 (Light Manufacturing) / Sign company, Multi-family
<b>West-</b>	M-2 (Manufacturing) / Cotton Processing

**Year 2025 Designation:** Industrial, Mixed-Use (Northwest Planning Area)

**CITY PLAN COMMISSION HEARING, OCTOBER 20, 2005,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**ITEM # 12**

**Zoning Case: ZON05-00105**

**General Information:**

The applicant is requesting a rezoning from C-1 (Commercial) to M-1 (Light Manufacturing) in order to permit a granite countertop manufacturing facility. The property is 0.298 acres in size and is currently a warehouse. The proposed site plan shows an existing building and proposed addition to be located on the site. Access is proposed via Doniphan with 10 parking spaces provided. There are no zoning conditions currently imposed on this property.

**Information to the Commission:**

The Planning Division has received no calls or letters in support or opposition to this application.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from C-1 (Commercial) to M-1 (Light Manufacturing).

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

**The Year 2025 Projected General Land Use Map** for the Northwest Planning Area designates this property for Industrial/Mixed-Use land uses.

**M-1 (Light Manufacturing) zoning** permits granite countertop manufacturing and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the M-1 (Light Manufacturing) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will Light Manufacturing be compatible with adjacent land uses?

**Information To The Applicant:**

Building Permits and Inspections Division Notes:

Landscaping: This project will not meet code as submitted. Needs calculations of total gross floor area to see if landscape is required.

Zoning: Meets setback and parking.

Engineering Department, Development Division Notes:

No objections.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

No comments.

El Paso Water Utilities Notes:

No objections.

Sun Metro Notes:

Route 12 services this area and could afford transportation to any employees necessary for this light manufacturing zoning change request. Sun Metro has no objections at this time.

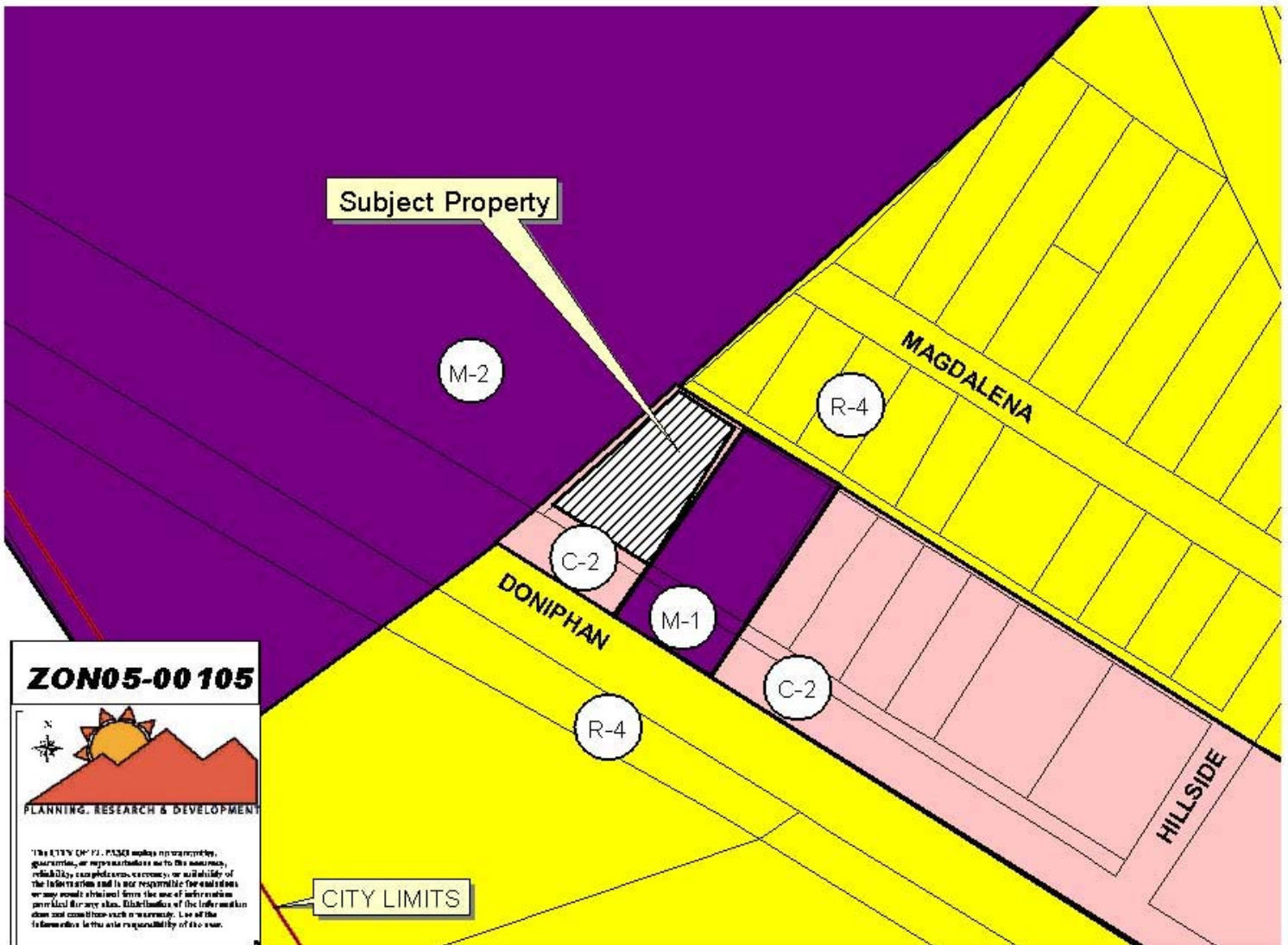
Planning Division Notes:

Recommend approval of the proposed zone change.

**ATTACHMENT:** Site Plan; Location Map.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

## LOCATION MAP





## AERIAL MAP





# SITE PLAN

